THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) The total area under Ridge in Delhi in 7777 hect. which is divided as under:—

(i) Northern Ridge 87 hect, under the control of DDA out of which 6 hect. area is with Delhi Administration.

(ii) Central Ridge 854 hect. of this 96 hect is under the control of DDA Rest of the area is under CPWD, NDMC, MCD & L and DO.

(iii) South Central Ridge 626 hect. is under the control of DDA.

(iv) Southern Ridge 6210 hect. of this about 2235 hect. area as Gaon Sabha land is under the control of Delhi Admn. Part of the remaining area is private property and part is with DDA and L & D.

(b) Encroachments are of religious. commercial residendial and recreational type and are continuous in nature. Removal of encroachment is a continuous exercise and it has bees reported that about 21 hect. of Ridge Area is under encroachment.

(c) and (d) Yes Sir. About 60 acres. of land is being used by CRPF and other paramilitary forces. Government has initiated various proposals to preserve and protect the character of the Ridge including the identification of a single agency for this purpose.

Agitation by DDA Employees

1483. SHRI SHANTI TYAGI: Will the Minister of URBAN DEVELOPMENT be pleased to state

(a) whether the DDA employees have been agitating for a long time over a charter of demands put for ward by the DDA Karmachari Sangarsh Samiti;

(b) if so, the details in this regard; and

(c) the reaction of Government to the demands of these employees?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) Yes, Sir. According to DDA only few employees belonging to non registered, unrecognized association called the DDA Karmachari Sangarsh Samiti have been agitating to press their demands.

(b) and (c): The main demands of the Samiti together with the reaction of the DDA are given in the Statement.

Statement

	Demands	Reaction
1	Stop tri)ureaction/biburcation of DDA	Reorganisation of the DAD will be carried out for improving the efficiency of the DDA as per Cabinet decision
2	Medical allowance of Rs 200 per month for Class III & IV employees	Brom August, 1990 the DDA has raised medical allowance to Rs. 700 to Rs. 170 per month from the earlier level of Rs. 98 and Rs 700 per month for Group D and Group C employees respectively. The Association has therefore, been asked to give

1	2	3
		reasons and detailed justification for enhancing the medical allowance. Employees of the DDA have also been asked to opt for theCGHS in lieu of Medical allowance.
3.	Increase in Cycle Allowance to Rs 40 per month.	At present, the DDA employees belonging to Groups are paid Rs 25 per month as cycle allowance. In Central Government, this allow ance is paid at Rs 20 per month. Since the DDA has taken a policy decision that pay and allowances admissible to DDA employees will be the same as those applicable in Central Govt. there seems no justification in acceeding to this request.
4.	Restoration of 5% quota of flats to DDA employees.	Till 1979, 5% of flats constructed by the DDA were reserved for allotment to the employees on priority basis. On the basis of the recommendations of the Baweja Committee appointed by the Govt. this quota was discontinued in 1979
5.	Implementation of scale of Jr. Engineers at per with CPWD & P & T	The order regarding grant of higher scale of Rs. 1640—2900/- to such of the Jr. Engineers who have completed 5 years service as Jr. Engineers and still senior scale of Rs 2000—3500/- to such of the Jr. Engineers who have completed 15 years of services as J E. have since been issued on 21-10-1992 and implemented in the DDA on the same patter as that of CPWD.
6.	Scrapping of SIU Reports	In view of the general overstaffing of the DDA, the SIU has recommended abolition of certain posts in those wings of DDA where inspection has been carried out. This is in the interest of the organisation as a whole. The surplus staff so declared is being adjusted against vacant posts in other Departments.
7.	Repatriation of all deputationists from DDA	At present there is a total of 48 officers working on deputation. DDA is clearly of the opinion that in the interest of functional efficiency deputations should not be absolutely barred.
8.	Compulsory employment of next of kin of DDA employees who died while in service.	The DDA is following the clearly laid down policies of the Government where every case is examined on marit. Only in such cases where the families of the deceased employees is in indigent condition that the next of Kin is offered employmuet at either Group D or Group C post. The DDA has made about 200 such compassionate appointments over the last two years.
9	Action against corrupt officers on deputation	Action against all corrupt employees including officers are taken whether they belong to the DDA or are on deputation. The DDA has a separate vigilance Department to look into all allegations of a bonafide naturc.

1	2	3
10	Abolition of Recruitment Regulations Committee	There are several categories of staff/officers for whom no Recruitmen Regulations have been laid down by DDA These are being drafted Till such time the Recruitmen Regulation Committee will continue.
11	Promotion of employees in all categories	Vacant posts a various levels are filled up on the recommendations of the Departmental Promotion Committee and personnel Department of the DDA as per the prescribed Recruitmen Regulations in force.

Role of Private sector in Housing

1484. SHRIMATI CHANDRIKA ABHINANDAN JAIN: Will the Minister of URBAN DEVELOPMENT be pleased to state:

(a) whether there is any proposal under Governments' consideration for involving private sectors in all areas of housing and to give housing sector the status of industry for all purposes;

(b) whether Government are considering proposals for encouraging foreign investment in the housing construction sector; and

(c) if so, the details therof?

THE MINISTER OF STATE IN THE MINISTRY OF URBAN DEVELOPMENT WITH ADDITIONAL CHARGE OF THE MINISTER OF STATE IN THE MINISTRY OF WATER RESOURCES (SHRI P. K. THUNGON): (a) The National Housing Policy stipulates that the private developers and the organised sector will be encouraged to invest in various forms of housing and land development by access to finance, speedier approval of schemes and other forms of support, removal of constraints to assembly and development of land, while they will be induced to devote a significant proportion of the invesment in housing for lower and middle income groups at affordable prices and conform to non-exploitative practices. There is at present no proposal under consideration to declare housing as an industry. However, manufacture of building materials already come under the purview of industries.

(b) and (c): In line with the general policy of encouuraging NRI investment in various sectors, Government have formulated a scheme to attralt NRI investment in housing and real esate development. Broad details of the scheme are given in the Statement.

Statement

Broad Details of the Scheme for NRI Investment in Housing and Real Estate development

(i) The scheme will cover investment by NRIs with foreign citizenship and Indian passports in housing and real estate ventures, housig finance institutions, building material units etc. in terms of existing investment guidelines. It will also make it easier and attractive for intending NRIs in various countries to acquire, rent gift property and reside in housing colonies in different cities so long as they make payments in foreign exchange. They can repatriate original investment after minimum initial lock in period of three years. Repatriation of income and dividends after taxotion in respect of manufacture of building materials, participatory ventures in real estate and in housing finance institutions will be permitted through enabling notifications by Reserve Bank of India.